

ORDINANCE NO. 023-13

AN ORDINANCE CONSENTING TO
THE ASSIGNMENT OF LEASES AT
THE ROOSEVELT, LAKE, AND
FULLERTON RAIL STATIONS

WHEREAS, The Chicago Transit Authority ("Authority") leases retail concession spaces located at 22 East Roosevelt Road (the "Roosevelt Lease"), 128 North State Street (the "Lake Lease"), and 943 West Fullerton Parkway (the "Fullerton Lease"), all in Chicago, Illinois (collectively, the "Leases") to First Equity Group Concessions, LLC, an Illinois corporation ("Assignor"); and

WHEREAS, First Equity Group Concessions, LLC is seeking Authority consent to assign the Roosevelt Lease to Topaz Foods, LLC, the Lake Lease to Jasper Foods, LLC, and the Fullerton Lease to HG Fullerton, LLC, and the assignees are Illinois corporations and the current operators of the businesses at these locations; and

WHEREAS, Topaz Foods, LLC and Jasper Foods, LLC are managed by Siraj Virani, and HG Fullerton, LLC is managed by Aman Ebrahim; and

WHEREAS, The Authority must give its consent prior to any assignment of the Leases; and

WHEREAS, The assignments include payment plans for the assignees to pay the past due amounts owed by the Assignor on the Leases and will not affect the terms of the Leases, and each lease will continue to require indemnification of the Authority; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. The Chicago Transit Board hereby consents to the assignment of the Leases for property located at 22 East Roosevelt Road, 128 North State Street, and 943 West Fullerton Parkway, Chicago Illinois, from First Equity Group Concessions, LLC to Topaz Foods, LLC, Jasper Foods, LLC, and HG Fullerton, LLC respectively.

SECTION 2. The Chairman of the Board, or his designee, is hereby authorized to execute each Assignment and Assumption of the Lease Agreement and Landlord's Consent attached collectively as Exhibit A hereto.

SECTION 3. The Chairman, or his designee, is further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

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SECTION 4. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

Chairman

February 8, 2023

PASSED:

Assistant Secretary

February 8, 2023